

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL1316**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Dell House**
6. Current building name: **Walsh House**
7. Building address: **430 Emery Street**
8. Owner name: **Patricia Walsh**  
Owner address: **430 Emery Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **8<sup>th</sup>** Township **2N** Range **69W**

**SE<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**

10. UTM reference

Zone **13**

Easting: **491576**

Northing: **4446057**

11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **South half 2** Block: **49**

Addition: **Longmont Original Town** Year of Addition **1872**

13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_ Determined Eligible - National Register

\_\_\_\_ Determined Not Eligible - National Register

\_\_\_\_ Determined Eligible - State Register

\_\_\_\_ Determined Not Eligible - State Register

\_\_\_\_ Needs Data

\_\_\_\_ Contributes to eligible National Register District

\_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):

**Irregular Plan**

15. Dimensions in feet:

16. Number of stories: **1**

17. Primary external wall material

**Wood / Shingle**

**Wood / Horizontal Siding**

18. Roof configuration (enter one):

**Gabled Roof / Cross Gabled Roof**

19. Primary external roof material (enter one):

**Asphalt Roof / Composition Roof**

20. Special features (enter all that apply):

**Ornamentation / Decorative Shingles**

**Porch**

22. Architectural style /  
building type:

**Wood-frame, Intersecting-gable Dwelling**

**21. General Architectural Description**

This house is located on the east side of Emery Street, between 426 Emery Street to the north and a lot with garage to the north. The building is surrounded by a planted grass yard with mature landscaping. A driveway of paired concrete slabs connects the street to the south side of the structure. The residence is set back approximately forty-eight feet from the street and there is a wide grass strip separating the front sidewalk from the curb. Oriented to the west, the house rests largely on a coursed sandstone foundation. Other foundation materials beneath the structure's many additions include clay brick, concrete block, and a concrete sill. Yellow-painted wood horizontal siding with one-by-four-inch, green corner boards clads the exterior walls. All the windows in the residence have been replaced with one-over-one wooden double-hung sash windows with purple-painted frames and green surrounds. Variegated wood shingles, painted purple and green, appear in the upper gable ends on all elevations. The fascia is painted in green and purple stripes as well. Green asphalt shingles cover the moderately pitched roof, and the eaves are boxed. While no brick chimneys remain, a galvanized steel flue protrudes from the roof line. The recently constructed rear porch is uncovered and decked in recycled plastic two-by-fours. Wood steps lead to the wooden floor of the house's modest front porch. A brick knee wall surrounds it while square porch supports hold its shed roof.

A storage shed is located northeast of the house. The rectangular building measures twelve feet north-south by ten feet east-west. The shed is one-story tall, has a concrete foundation, and its exterior walls are clad with broad, wooden, horizontal weatherboard painted pale yellow with green one-by-four-inch corner boards. Rafter ends emerge beneath the moderately pitched roof, which is covered with green, asphalt shingles. A single glazed slab door permits access on the south side of the shed.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This dwelling is located on the east side of Emery Street, in one of Longmont's oldest core residential neighborhoods. The area is now home to a mixture of single-family residences and a few small apartment buildings.

**24. Associated buildings, features, or objects**

Storage Shed

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction:  
Estimate **ca. 1895-1900**  
Actual

Source of information:  
**Sanborn insurance maps; Longmont city directories.**

26. Architect:  
**n/a**

Source of information:  
**Sanborn Fire Insurance Maps, dated September 1895 and November 1900.**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**George T. and Alice A. Dell**

Source of information:  
**Warranty Deed 80070554.**

#### 29. Construction History (include description and dates of major additions, alterations, or demolitions):

While this house does not appear on the 1895 Sanborn Insurance Map, it does appear on the 1900 map, limiting its date of construction to those five years. Tax assessor records, visual surveys, and an interview with the current owner all indicate that this house has undergone multiple additions and demolitions. Most notably a shed-roof addition to the south side of the structure as well as a large porch on the rear elevation were added sometime before 1948. But they did not exist when the current owner moved into the house in September 1997. One existing addition rests on a clay brick foundation, which is rather uncommon among houses on Emery Street. This indicates that resident Edward Parker, a brick manufacturer, most likely constructed this room. Another addition on the northeast side rests on concrete blocks.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

**35. Historical Background**

This house was built between 1895 and 1900 on land belonging to George T and Alice A. Dell. George came to Longmont from Battle Creek, Michigan in 1871, a charter member of the Chicago-Colorado Colony. He started the St. Vrain Valley's first hardware store, which was destroyed by the 1879 fire. He rebuilt the store and apparently lived in an apartment above it before building this house and may have continued to live in there renting out this property. Alice A. Wybert was born on March 27, 1851, also in Battle Creek. She married George in March 1871 and left for Colorado the next month. Alice died in 1898 and George in 1900.

Dell descendants sold the property to Henry J. Canis (sometimes spelled Kanis) in 1904. Canis came to Longmont in 1890 and was superintendent of the Empson Packing Company. He later became superintendent of all the Empson factories in the district until the firm merged with Kuner. Canis owned the property only a few months before selling it to Edward and Margaret Parker. He was born in Reading, Massachusetts on March 4, 1838. ON August 24, 1863, he enlisted in Company D of the 50<sup>th</sup> Massachusetts Infantry and served until the end of the Civil War. He came to the St. Vrain Valley in 1870. Parker was a bricklayer and his skills were soon in demand in the thriving settlement, especially after the fire of 1879 when commercial buildings had to be constructed of bricks. At that time, Parker also opened a brick factory, located on the corner of Longs Peak Avenue and Francis Street. Margaret Parker was born in Jamestown, New York on June 30, 1854. She moved to Silverton and, later, Boulder, where she met Edward. They were married on November 15, 1891. Edward died in 1932, leaving one remaining Civil War veteran in Longmont. Margaret died a few months later. The Parker family sold the house in 1936.

Arch B. and Elizabeth A. Everly purchased 430 Emery Street a year after their son, A. Gilbert, purchased his home at 415 Emery. Apparently the rented out the house until the late 1940's, when the couple resided there themselves. Arch Everly was born in Fulton County, Illinois on April 1, 1897. Elizabeth Dunham was born on June 11, 1881 in McDonough County, Illinois. She moved to Fulton County to teach school, and it was here that she met Arch. They married on September 14, 1912. The couple moved to a farm in Iowa while Arch attended the Highland Park Pharmacy School. They came to Longmont in 1912. Two years later, Arch purchased a Model T Ford and began the city's first taxi service. He also drove tourists through the mountains. He then worked at the Continental Oil and Forsythe Oil companies until 1927 when he went into the business for himself. He operated the Everly Oil Company, at the corner of Main Street and Longs Peak Avenue for eighteen years. Later in her life, Elizabeth became known for her children's stories, which her granddaughters, Doris Caine, illustrated. In March 1968, Arch and a cousin, Arthur Bell, of Fort Collins, were declared legal heirs of a relative's \$1.1 million estate. Elizabeth died five months later Arch four months after than. Pat Walsh, the current owner, purchased the house in 1997.

**36. Sources of Information**

"Arch B. Everly Dies of Brief Illness at 90." *Longmont Times-Call*, 9 December 1968, p. 1.

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Died: (Alice) Dell." *Longmont Ledger*, 16 September 1898.

"Died (George) Dell." *Longmont Ledger*, 7 December 1900.

Flanders, Lea. "Grandpa, Grandma' A.B. Everly Celebrate 60 Years of Marriage." *Longmont Times-Call*, 17 September 1965, p. 6.

"Longmont Man Shares \$1.1 Million." *Longmont Times-Call*, 1 March 1968, p. 1.

"Margaret Parker Succumbs Sunday." *Longmont Times-Call*, 11 December 1933, p. 1.

Niven, Gayle. "Henry J. Canis, 1863-1932." In *They Came to Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, p. 50.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Taps Sounded Here for Edward Parker." *Longmont Times-Call*, 6 August 1932, p. 1.

Walsh, Pat. Interview with Adam Thomas, 25 June 2001.

Warranty Deeds 80070554, 90037169, 90313604, 90327079 and 90862140. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

**xx** 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development; Ethnic Heritage / European**

40. Period of Significance: **ca. 1895-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is historically significant for its association with residential development in Longmont, beginning in the late 1800's and extending through the first half of the twentieth century. In addition, the property is significant for its association with the Dell, Parker and Everly families, all of whom made important contributions to Longmont during the late nineteenth and early twentieth centuries. Both George Dell and Edward Parker were pioneers of the St. Vrain Valley. The house is also architecturally significant because it exhibits a unique vernacular style reflecting the materials and craftsmanship available during Longmont's pioneer period. The property's combined levels of historical significance and physical integrity may well be to the extent that it would qualify for individual listing in the National Register of Historic Places. The property would also be a contributing resource within either a National Register or local landmark historic district.

**43. Assessment of historic physical integrity related to significance:**

While this structure has undergone multiple additions and demolitions, the original structure of the house remains largely complete. This residence displays a moderate degree of physical integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling and association. Those existing additions to the structure including the most recent one, have been sympathetic to the materials and scale of the original house.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **n/a (see below)**

No: **n/a (see below)**

Discuss: **The property is located within the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-9, LONG-10**

Frame(s): **33-36 (house), 1 (shed)**

Negatives filed at:

**City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **June 25, 2001**

50. Recorders: **Adam Thomas**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**